

170.B

0001

0201.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

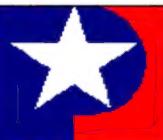
605,900 / 605,900

USE VALUE:

605,900 / 605,900

ASSESSED:

605,900 / 605,900


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
88		PARK AVE, ARLINGTON

OWNERSHIP

Owner 1:	ROBERTIE WILLIAM G/PATRICE	Unit #:	201
Owner 2:			
Owner 3:			

Street 1: 88 PARK AVE #201

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: ROBERTIE WILLIAM -

Owner 2: -

Street 1: 88 PARK AVE #201

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1984, having primarily Brick Exterior and 1500 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B3	VILLAGE B		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6044																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	605,900			605,900		143650
							GIS Ref
							GIS Ref
							Insp Date
							05/22/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	605,900	0	.	.	605,900		Year end	12/23/2021
2021	102	FV	597,300	0	.	.	597,300		Year End Roll	12/10/2020
2020	102	FV	580,100	0	.	.	580,100	580,100	Year End Roll	12/18/2019
2019	102	FV	571,200	0	.	.	571,200	571,200	Year End Roll	1/3/2019
2018	102	FV	470,900	0	.	.	470,900	470,900	Year End Roll	12/20/2017
2017	102	FV	409,400	0	.	.	409,400	409,400	Year End Roll	1/3/2017
2016	102	FV	409,400	0	.	.	409,400	409,400	Year End	1/4/2016
2015	102	FV	382,100	0	.	.	382,100	382,100	Year End Roll	12/11/2014

SALES INFORMATION		TAX DISTRICT		Parcel ID		PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROBERTIE WILLIA	37743-198		1/22/2003	Family		No	No		
	15709-151		7/1/1984		129,900	No	No	Y	

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
8/19/2016	2062	Redo Kit	16,650	O					5/22/2018	Measured	DGM	D Mann											
10/24/2007	979	New Wind	14,000						3/25/2005	Info Fm Prmt	BR	B Rossignol											
6/10/2004	493	Redo Bat	18,000	C		G6	GR FY06		5/6/2000		197	PATRIOT											

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION			BATH FEATURES			COMMENTS			SKETCH				
Type: 7 - Condo Garden			Full Bath: 1 Rating: Very Good	A Bath:	Rating:	643-2938, Building Number 1.							
Sty Ht: 1 - 1 Story			3/4 Bath:		Rating:								
(Liv) Units: 1 Total: 1			A 3QBth:		Rating:								
Foundation: 3 - BrickorStone			1/2 Bath:		Rating:								
Frame: 1 - Wood			A HBth:		Rating:								
Prime Wall: 7 - Brick			OthrFix:		Rating:								
Sec Wall:		%											
Roof Struct: 2 - Hip													
Roof Cover: 1 - Asphalt Shgl													
Color: BRICK													
View / Desir: N - NONE													
GENERAL INFORMATION													
Grade: C+ - Average (+)			OTHER FEATURES			RESIDENTIAL GRID							
Year Blt: 1984	Eff Yr Blt:		Kits: 1 Rating: Very Good	A Kits:	Rating:	1st Res Grid	Desc: Line 1	# Units: 1					
Alt LUC:		Alt %:	Fpl: 0		Rating: Average	Level	FY LR DR D K FR RR BR FB HB L O						
Jurisdct: G6		Fact: .	WSFlue:		Rating:	Other							
Const Mod:						Upper							
Lump Sum Adj:						Lvl 2							
CONDO INFORMATION													
Location: R - Rear			Tots			Totals	RMS: 5	BRs: 2	Baths: 1	HB			
Total Units:													
Floor: 1 - 1st Floor			REMODELING			RES BREAKDOWN							
% Own: 2.039999962			Exterior:			No Unit	RMS	BRS	FL				
Name: 29 - 6044			Interior:			1	5	2	0				
DEPRECIATION			Additions:										
Phys Cond: GD - Good 16. %			Kitchen:										
Functional: %			Baths: 2004										
Economic: %			Plumbing:										
Special: %			Electric:										
Override: %			Heating:										
Total: 16.8 %			General:			Totals							
CALC SUMMARY			COMPARABLE SALES			1	5	2					
Basic \$ / SQ: 325.00			Rate	Parcel ID	Typ	Date	Sale Price						
Size Adj.: 0.89999998													
Const Adj.: 1.04989493													
Adj \$ / SQ: 307.094													
Other Features: 39025													
Grade Factor: 1.10													
NBHD Inf: 1.32500005													
NBHD Mod:			WtAv\$/SQ:		AvRate:		Ind.Val:						
LUC Factor: 1.00													
Adj Total: 728264			Juris. Factor: 1.00		Before Depr:	447.59							
Depreciation: 122348			Special Features: 0		Val/Su Net:	403.93							
Deprecated Total: 605915			Final Total: 605900		Val/Su SzAd:	403.93							

INTERIOR INFORMATION			SUB AREA			SUB AREA DETAIL										
Avg Ht/FL: STD	Code Description Area - SQ Rate - AV Undepr Value		GLA Gross Liv Ar 1,500 307.090 460,641													
Prim Int Wal 1 - Drywall	Sub % Area Usbl Descr % Type Qu # Ten															
Sec Int Wall: %																
Partition: T - Typical																
Prim Floors: 4 - Carpet																
Sec Floors: %																
Bsmnt Flr:																
Subfloor:																
Bsmnt Gar:																
Electric: 3 - Typical																
Insulation: 2 - Typical																
Int vs Ext: S																
Heat Fuel: 3 - Electric																
Heat Type: 15 - H.V.A.C																
# Heat Sys: 1																
% Heated: 100 % AC: 100																
Solar HW: NO Central Vac: NO																
% Com Wal % Sprinkled																
MOBILE HOME			PARCEL ID			IMAGE										
Make:	Model:	Serial #	170.B-0001-0201.0													
SPEC FEATURES/YARD ITEMS																
Code	Description	A Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value

More: N	Total Yard Items:	Total Special Features:	Total:
---------	-------------------	-------------------------	--------



AssessPro Patriot Properties, Inc